

5. 2009SP-001-001

The Academy at Bellevue
Map: 155-00 Parcels: 090, 091
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Brenda Bernards

A request to change from CN to SP-C zoning properties located at 7860 Learning Lane and 8236 Collins Road, at the northeast corner of Collins Road and Learning Lane (1.58 acres), to permit a Class IV Daycare Center for up to 175 individuals, requested by E. Roberts Alley & Associates, applicant, for Harold McClain et ux and Rosalee Gann, owners.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

Neighborhood (CN) to Specific Plan-Commercial (SP-C) zoning properties located at 7860 Learning Lane and 8236 Collins Road, at the northeast corner of Collins Road and Learning Lane (1.58 acres), to permit a Class IV Daycare Center for up to 175 individuals.

Existing Zoning

CN District - Commercial Neighborhood is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

Proposed Zoning

SP-C District - Specific Plan-Commercial is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a Class IV daycare center

BELLEVUE COMMUNITY PLAN

Community Center (CC) CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Special Policy Area 5 Special Policy 5 applies to the CC area around the intersection of Highway 100 and Old Harding Pike. Within this area, no zoning district more intense than Commercial Limited (CL) shall be applied. In addition, the tree line along the stream that separates the CC area from the OT area shall be preserved.

Consistent with Policy? Yes. A Class IV daycare center is an appropriate use for the CC policy and the SP includes a site plan which is required under this policy. In addition, as this is a permitted use within the CL zoning district, the site design is also consistent with Special Policy Area 5.

PLAN DETAILS The proposed SP use is limited to a Class IV daycare center for up to 175 individuals. The property is irregularly shaped at the corner of Collins Road and Learning Lane. The building is set back 100 feet from the Learning Lane property line with parking in front. A playground will be provided at the rear of the property. As required by the Zoning Code, the playground will be fenced and details of the proposed fencing have been provided.

Parking and Access As the parking is at the front of the property, screening is required. Details of landscape buffers and a knee wall have been provided.

Access to the site is from Learning Lane and Collins Road. As is required by the Zoning Code, a circular drive is provided to allow for efficient drop-off and pick-up of the children. A sidewalk is proposed on

Learning Lane and Collins Road.

Building Standards and Materials While no elevations are provided, the plan does include bulk standards for height, setbacks, floor area and impervious surface. In addition, details of building materials to be used are provided. Landscaping details for the proposed landscape buffers along the eastern property line and fencing along the western property line have been provided.

Signs The signage permitted for this SP includes a freestanding ground sign. A freestanding ground sign is supported by structures or supports that are anchored in the ground and that are independent of any building or other structure and are a maximum six feet in height and 28 square feet in size.

The sign is to be externally lit or lit from a ground lighting source with steady, stationary, down directed, and completely shielded light sources or may be internally illuminated or back-lit with a diffused or shielded light source. The sign background must be opaque, only letters and logos may be illuminated.

The sign must be constructed using high-quality durable materials such as metal, stone, brick, and hardwood, and shall complement materials and features of buildings on the same property. Pole signs and electronic message signs are prohibited.

STORMWATER RECOMMENDATIONS Preliminary SP approved.

FIRE MARSHAL RECOMMENDATION

- Dead end fire mains over 600 feet in length are required to be no less than 10 inch in diameter. If this is to be a public fire main, a letter from Metro Water is required excepting the length and size.
- Additional information will be required before a building permit can be issued, adequate information not provided to allow unconditional approval of this project at this time.
- All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to (<http://www.nashfire.org/prev/tableH51.htm>)
- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 ft.
- No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road.

PUBLIC WORKS RECOMMENDATION

- All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.
- Show and dimension right of way along Learning Lane. Label and dedicate right of way 30 feet from centerline to property boundary. Label and show reserve strip for future right of way 42 feet from centerline to property boundary, consistent with the approved major street plan (U4 - 84' ROW).
- Along Collins Road, label and dedicate right of way, 30 feet from centerline to property boundary, consistent with the approved major street / collector plan.
- Along Learning Lane, construct a six (6') foot furnishing zone and eight (8') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways.
- Sidewalk to be located within right of way / dedicate right of way.
- Identify headwall location, protection, etc. as part of design.
- Construct twenty four (24') foot drive isles with ninety (90) degree angle parking.
- An access study will be required prior to Final SP.

Typical Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Retail (814)	1.58	0.066	4,542	232	11	33
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Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.58	0.25	17,206	774	21	63

Typical/Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Day Care(565)	1.58	N/A	15,824 (175 children)	790	133	123

Change in Traffic Between Typical/Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+16	+112	+60

STAFF RECOMMENDATION Approval as presented with conditions. The proposed Bellevue Academy SP is consistent with the CC policy and meets the requirements of Special Policy Area 5.

CONDITIONS

1. The requirements of the Public Works Department shall be addressed on the final site plan.
2. Signage is limited to one ground sign that is a maximum of 28 square feet in size and six feet in height shall be permitted for the property. Pole signs and electronic message signs are prohibited.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CL zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions, **(8-0) Consent Agenda**

Resolution No. RS2008-260

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-001-001 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

1. The requirements of the Public Works Department shall be addressed on the final site plan.
2. Signage is limited to one ground sign that is a maximum of 28 square feet in size and six feet in height shall be permitted for the property. Pole signs and electronic message signs are prohibited.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CL zoning district as of the date of the applicable request or application.
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6. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The proposed SP-C district is consistent with the Bellevue Community Plan’s Community Center policy and the area’s special policy.”